

## 47. RESIDENTIAL DISTRICT R-1

### Permitted Uses

Accessory Buildings & Uses  
Detached Dwellings

### Class I Discretionary Uses

Churches  
Community Buildings & Facilities  
Home Occupations  
Modular Units(see Definition 6(29))  
Public Utilities & Buildings

### Class II Discretionary Uses

Convenience Stores & Services  
Double Wide Mobile Homes  
Family Care Facility  
Schools  
Semi-Detached Dwellings

### Site Regulations

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

### Minimum Lot Size

		Area	Width
Permitted Use	Interior lots	556 sq. metres	15 metres
	Corner lots	665 sq. metres	18 metres
Discretionary Use	As required by the Approving Authority.		

### Minimum Setback & Yard Requirements

All uses	Front	Side	Rear	Flankage
Principal Buildings	7.5 metres	1.5 metres	4.5 metres	4.5 metres

#### Note

The Municipal Planning Commission may reduce the front yard setback to a minimum of 5 metres, having regard to the location and dimensions of the sidewalk, boulevard, street and right-of-way and the adjacent buildings.

Accessory Buildings See Schedule A.

### Maximum Building Height

All Uses	Principal Building	12 metres
	Accessory Building	5.5 metres

### Maximum Site Coverage

Permitted Uses	Principal Building	33% of the site area
	Accessory Building(s)	12% of the site area

Discretionary Uses As required by the Approving Authority